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THE ROYAL COMMISSION ON METROPOLITAN DEVELOPMENT OF EDMONTON AND CALGARY

DR. G. FRED McNALLY,
(Chairman)

G. M. BLACKSTOCK, Esq., Q.C.

PERCY G. DAVIES, Esq., Q.C.

IVAN C. ROBISON, Esq.

CHARLES P. HAYES, Esq.

DR. H. B. MAYO
(Consulting Economist)

Wm. McGRUTHER, Esq.
(Commission Secretary)

PROCEEDINGS

DATE January 14th, 1955.

VOLUME 26 .

The Court House

EDMONTON - ALBERTA

SUPREME COURT REPORTERS, EDMONTON

VOLUME 26

January 14th, 1955

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VOLUME 26

January 14th, 1955

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TABLE 1

Summary of Work

ACTIVITY

Year

Project

Cost

1954	Letter to Director, New York	1500
1955	Division used Jan. 1, 1955	1500
1956	Assessment of the New York	1500
1957	Assessment of the New York	1500
1958	Map of the New York	1500
1959	Proposal with respect to the	1500
1960	New and existing regulations of the	1500
1961	Form of the New York	1500
1962	Report of the New York	1500
1963	Commission of the New York	1500

6-R-1
Discussion re brief.

- 3220 -

THE SITTINGS OF THE ROYAL
COMMISSION ON METROPOLITAN
DEVELOPMENT OF CALGARY AND
EDMONTON, held at the Court
House, Edmonton, Alberta,
on Friday, the 14th day of
January, A.D. 1955, at 9:45 a.m.

MR. BROWNLEE: Mr. Chairman, at the adjournment yesterday
Mr. Adamson had stopped reading at the end of
page, at least at the top of page 38.

THE CHAIRMAN: Yes.

MR. ROBISON: That is right.

MR. BROWNLEE: And before he resumes, sir, you will
notice under the next heading, City of Edmonton
proposal, the second paragraph is a comment in
connection with table 9 and in the discussions
which we have had we have come to the conclusion
that for the moment we are not entirely satisfied
that table 9 states the information which it was
intended to convey and the manner in which we
wanted to convey it. We feel that we would like
to do certain investigation before we present
table 9 and deal with it and if it would meet
with the approval of the Commission I would like
to have Mr. Adamson, in continuing his reading,
delete a reference to that second paragraph on
page 38 and delete reference to table 9 so that
we may do the work on it that we feel necessary.

THE CHAIRMAN: Mr. Brownlee, I am, you pose a question
here, is the only part of the portion of the brief
which Mr. Adamson is reading that you wish now

6-R-2
Discussion re brief.

- 3221 -

THE CHAIRMAN: (Cont.) to, as it were, to be deleted, or at least left out of the brief is the first half of paragraph 33.

MR. BROWNLEE: Just the second paragraph under No. 33 which starts "Table 9 shows -- " and concludes "-- will increase 42 percent."

THE CHAIRMAN: Just the six and a half lines?

MR. BROWNLEE: Just that portion, sir.

THE CHAIRMAN: Yes, we will note that.

MR. ROBISON: Will there be any other deletions, do you suppose?

MR. BROWNLEE: No sir.

MR. ROBISON: My point would be this, that if there were going to be any particular number of changes it would be as well to read the whole thing into the brief, it wouldn't prejudice the right of the municipality to come back with amplifying and correcting material later.

MR. BROWNLEE: Well, that is the only matter we were concerned with, sir, and --

MR. ROBISON: You have got the perfect right, Mr. Brownlee, as I see it to make a full presentation of your case. You have got, at this point you have got certain facts and figures and if they need correcting later on in the light of other evidence or other tables I would think you would have the perfect right to make corrections and amplifications.

THE CHAIRMAN: Would you be quite happy with that method of handling it, Mr. Brownlee?

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6-R-3

Discussion re brief.

Statement of Commissioner Blackstock.

- 3222 -

MR. BROWNLEE: Yes, in the light of what Commissioner Robison has said I would be perfectly satisfied, I just wanted to point out --

THE CHAIRMAN: I rather think that would be a tidier way of doing than to make deletions here and a substitution later, let us read it as it is and then on February the 14th you will say now, with reference to paragraph so and so and table so and so we would like to submit this amended statement.

MR. BROWNLEE: Thank you, Mr. Chairman, that will be quite satisfactory.

MR. ROBISON: Yes.

MR. BROWNLEE: Will you proceed, Mr. Adamson.

THE CHAIRMAN: Excuse me one moment, Mr. Adamson, you remember Mr. Brownlee that there were two questions which you raised yesterday which the Commission has had under consideration, would you like to have the, hear the conclusion?

MR. BROWNLEE: I would be very happy to, sir, yes.

THE CHAIRMAN: I am going to ask Mr. Blackstock to speak on behalf of the Commission.

MR. BLACKSTOCK: Two comments that I have, Mr.

Brownlee, one is strictly my own and that is that my conception of the powers of municipal districts is that they are not geared to handle urban areas. Now, that conception of mine arises, not only from my own consideration of the statutes, which I have had to do with over a long number of years but also from the opinions of municipal secretaries

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Statement of Commissioner Blackstock.

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MR. BLACKSTOCK: (Cont.) and municipal councillors.

We had it expressly stated by two municipal secretaries in Calgary and one of them specifically desired that when a municipal area or a part of a municipal area was built up to a density of four people to the acre he was of the opinion, and his council, that they should be annexed to the city or the adjoining town or village, they being of the opinion that they did not have the legislative authority to handle an urban area adequately. Now, that is merely my own view.

Well, now, in your brief the legislative jurisdiction of municipal districts is stated in fairly wide general terms. Now, my idea, of course, is that you are confined strictly to the provisions contained within the four corners of the statute. Now, do you suggest or does your brief suggest that the powers of a municipal district are co-extensive to the same extent with those of a city, town or village with respect to, (1) by-laws in general, (2) money by-laws, (3) public utilities, (4) roads, bridges, culverts and the like? Now, what is meant by the statute giving municipal districts the power to enact the same by-laws that would be enacted by a village? Does that mean that a municipal district desiring to deal with public utilities or desiring to pass money by-laws can simply ignore, ignore their own powers and proceed as a council of a village could do? I don't think so.

6-R-5
Statement of Commissioner Blackstock.

- 3224 -

MR. BLACKSTOCK: (Cont.)

Now, you mention Section 426. In my opinion that was merely a legislative expedient to give municipal districts the power to enter into contracts for a bus line.

Now, if the municipal district wishes to establish that it has powers beyond the confines of the Municipal Districts Act and if it is suggested that it has, in fact, all or part of . . . or some of the powers of the City Act, the Towns and Village Act, the Local Improvements Act or some or all of them and it is our opinion that counsel should prepare an analysis of all respective powers of these various types of municipalities. It might be well that some reasonable explanation should be given as to why there should be different statutes applicable to those different types of municipal governments.

Now, the Commission feel that, at this stage, it should not be called upon to analyze all of the provisions of the various municipal statutes in which a municipal district suggests the onus is on the city to establish its case so the Commission is of the opinion that when any analogy is drawn between the various factors should be drawn in favor of any municipal district that district should prepare and submit to the Commission a proper analysis of the relevant statutory provisions and above all their applicability to the problem in hand. Now, I

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MR. BLACKSTOCK: (Cont.) don't expect you to answer that this morning, Mr. Brownlee.

MR. BROWNLEE: Thank you very much, sir.

MR. BLACKSTOCK: It took me a little while to work it up myself and the answer will take a lot more working up than the question.

MR. BROWNLEE: I believe so, thank you very much, Mr. Commissioner Blackstock. I assume we can reserve the handling of that problem until the next sitting.

THE CHAIRMAN: Yes, now then the other question was with regard to witnesses.

MR. BLACKSTOCK: Earlier in the hearing, Mr. Brownlee, we had two witnesses in the witness box at the same time and it caused frightful confusion with the court reporter and the following morning the court reporter announced to me that he was going to deliver an ultimatum to the effect that if there were two witnesses in the witness box at the same time there would be no reporter present.

Did you notice how we dealt with Mr. Gaherty and Mr. Hansen the other day?

MR. BROWNLEE: Yes sir.

MR. BLACKSTOCK: Well, we think that you should follow that procedure, I mean for instance if Mr. Adamson says I would have to be instructed or I would prefer that would be answered by someone else, just pass it over and then when the time comes the person who can answer any question that Mr. Adamson couldn't, then he should

6-R-7

Statement of Commissioner Blackstock.
Discussion re brief.

- 3226 -

MR. BLACKSTOCK: (Cont.) go in the box and have those questions put to him and so on down the line.

MR. BROWNLEE: Quite, sir, I understand the view of the court reporters and frankly I sympathize with them, I will be quite prepared to follow that procedure, sir.

THE CHAIRMAN: Then Mr. Brownlee, for this morning our procedure should be something like this: Mr. Adamson will proceed with reading, continue as far as he is prepared to go in the presentation of the brief, I assume to the end of page 47, then you, or somebody designated by you, will bring to our attention, we will follow these procedures, either you will ask some general questions of Mr. Adamson if you wish to do that, immediately he has concluded or you will, or some person designated by you, call to the Commission's attention the significance of the tables at the back, unless, of course, Mr. Adamson is going to do that but I was assuming that his responsibility might finish when he had completed the reading.

MR. BROWNLEE: I think that is the case, sir.

THE CHAIRMAN: Yes, very well then. And as regards the other two matters, they are the matter of the general questioning of Mr. Adamson on your part to bring out any other material which you wish the Commission to have at this time, plus any comments that you wish to make on the tables, their significance or the portion of the brief with which they should be read. Now, when that is

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THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

CHICAGO, ILL.

SEPTEMBER 10, 1936

PROF. J. R. KOPPEL

THE UNIVERSITY OF CHICAGO

CHICAGO, ILL.

SEPTEMBER 10, 1936

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Discussion re brief.

- 3227 -

THE CHAIRMAN: (Cont.) over we have, the Commission has other business that it can attend to this afternoon and there will be other exhibits perhaps to be put in but so far as the Strathcona case is concerned it will be concluded for the present with the, when we excuse Mr. Adamson and any cross-examination will begin on the 14th of February. I don't know if I am making myself very clear. Do you understand what I am talking about there?

MR. BROWNLEE: Yes sir, excuse me just a minute, that will be quite satisfactory, sir.

MR. MOFFAT: Mr. Chairman, I take it that that means that there will be no cross-examination at this hearing, is that correct?

MR. BLACKSTOCK: There will be none beginning today.

MR. MOFFAT: Yes, well I just wanted to make this comment that there are two questions, of which I am aware, where it may take a little bit of research to have the answer and I wondered if it would be in order for me to ask those two questions, more or less of a notice so that the Strathcona people will have an opportunity to prepare the answer over the break?

THE CHAIRMAN: I think they would prefer that.

MR. BROWNLEE: That is perfectly satisfactory.

MR. MOFFAT: So far as I am aware there is only two of that nature.

THE CHAIRMAN: I think that they, it will facilitate the presentation of their case.

6-R-9

Discussion re brief.

A. M. Adamson - Presentation of brief.

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MR. BROWNLEE: Unless my friend would prefer to give us notice of what he wants and we will endeavor to get it, it is entirely a matter of indifference to us.

THE CHAIRMAN: That might be better than to inject it into the record in this way, you suit yourself whichever way --

MR. MOFFAT: We will discuss it.

THE CHAIRMAN: Yes.

MR. BROWNLEE: Would you carry on, Mr. Adamson.

THE CHAIRMAN: Having shut you off about four times, Mr. Adamson I think we are ready now, you can go ahead.

A. M. ADAMSON, having been recalled on his former oath, testified as follows:

A " THE CITY OF EDMONTON PROPOSAL

33. The proposal of the City of Edmonton to establish a Metropolitan Area will not solve the problems of the City, nor will it treat equitably the residents of the District.

Table "9" shows the effect on the area of the adoption of the City proposal. Without exception the actual payments of all citizens in the Metropolitan Area will be increased. It is obvious that capital debt will also increase. The citizen of Edmonton will be required to pay 11 percent more by way of taxes. Stated otherwise the mill-rate in Edmonton will increase by 5.6 mills. Taxes on industry will increase 42 percent.

THEORY OF FINANCIAL
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6-R-10

A. M. Adamson - Presentation of brief.

- 3229 -

A (Cont.)

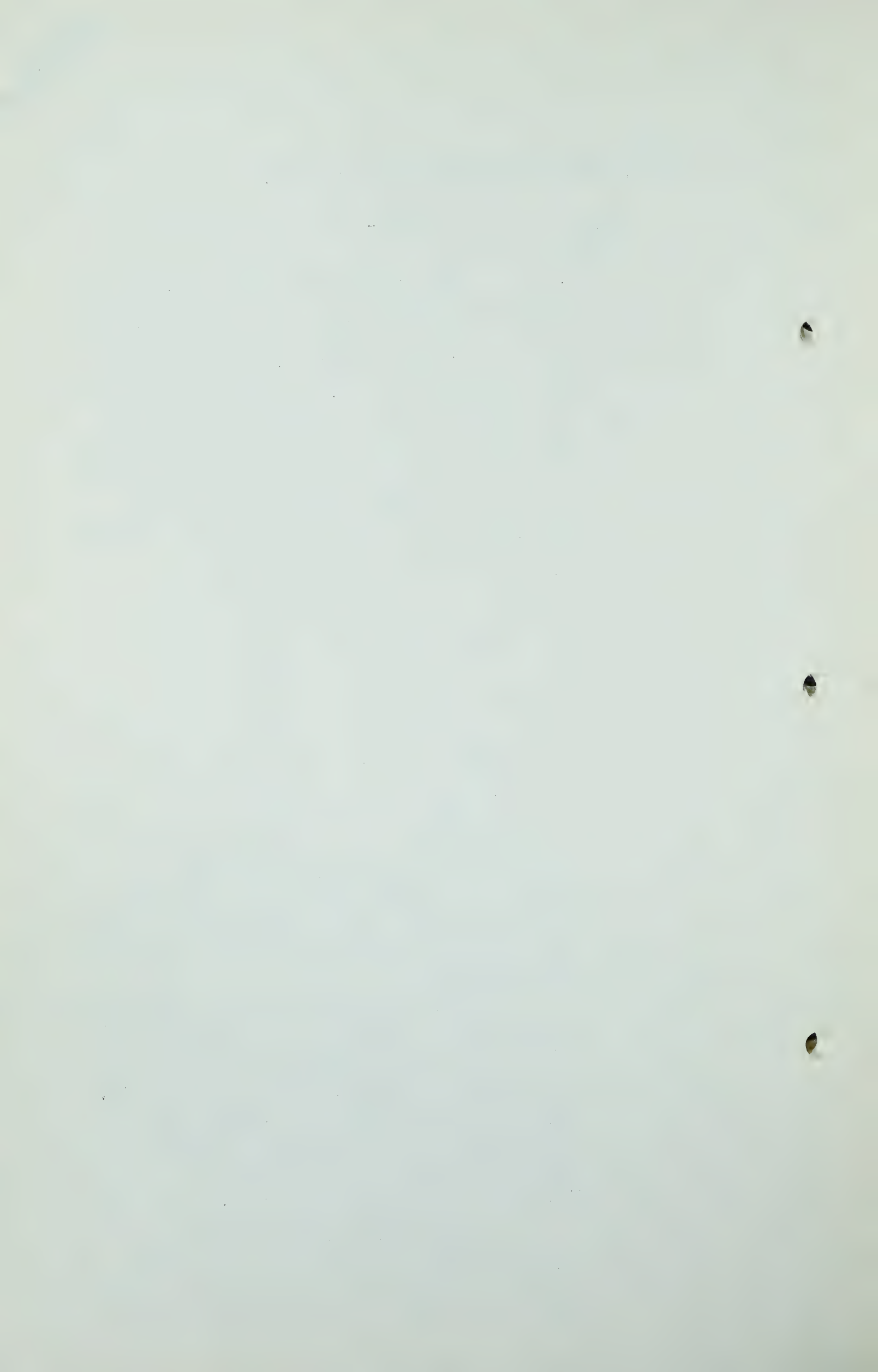
" The City has introduced certain figures in relation to the District which may leave an erroneous impression with regard to the tax burden now borne by District residents. For example, a Table is presented (Volume 1 - page 60) of comparative per capita assessments to show the alleged inequalities between various municipalities in the general Edmonton area. The Table is as follows:-

Edmonton	-	\$ 990.00
Jasper Place	-	490.00
Beverly	-	620.00
Strathcona	-	3050.00
Sturgeon	-	1090.00
Morinville	-	1190.00
Stony Plain	-	1070.00

On the face of it these figures would indicate that Strathcona is in a very much more favourable position than any of the other Municipalities.

It is suggested, however, that such a comparison is only valid if the respective assessments are calculated on the same basis. It has been established in evidence that Edmonton's basis of assessment is quite different than that of Strathcona.

The District admits that on a strictly comparative basis its per capita assessment would still be somewhat in excess



A (Cont.)

"of Edmonton's, but not in the proportion set out in the Table.

Then, some consideration should be given to the assets making up the assessment. An illustration of this fact is given in Table "10" which contrasts the actual tax load carried by several typical industrial concerns in the City in contrast to the taxes paid by three industries in the District.

It must be apparent that assessment figures standing by themselves mean very little. The tax burden which the people of the community must carry is the one important test with, of course, some consideration of other ability to carry the burden. The comparative tax burden can only be estimated by associating the assessment with the mill-rate. Relating the actual mill-rate levied in Edmonton and in the District respectively, if Mr. Moffat's Table is accepted, then the per capita tax in the District is some \$24.00 higher than in Edmonton. The District places no particular reliance on the significance of these comparative figures, but points out that such a Table may lead to an entirely erroneous calculation.

Property taxes per person are higher in the Municipal Districts of Alberta than in the Cities, Towns and Villages.

A (Cont.)

"Table "11" shows these tax differentials for 1953, the latest statistics available. Taxes in the Municipal Districts are 50 percent greater than those in the City on a per capita basis. These data suggest that before the rural districts are deprived of industrial and business assessments the urban units should exploit their own revenue bases further.

In regard to the burden of taxation there are grounds for suggesting that property taxes absorb a higher percentage of the income of the farm population than of the non-farm population. Table "12" illustrates the type of comparison that lends support to this suggestion. It will be noted that in 1946 property taxes represented 4.4 percent of personal farm income and 3.4 percent of non-farm personal income. In 1954 the farm population were paying 8.3 percent of their income as property tax - an increase of almost 100 percent. In the same year the non-farm population paid 3.67 percent of their income for property tax - an increase of 6 percent.

Another aspect of the City of Edmonton proposal that must be considered is the fact that the City provides for its children one of the highest standards of education in the Province. Schools are equipped with gymnasias and even swimming pools; automatic

A (Cont.)

"washing machines and dryers; chesterfield suites; window draperies; and other expensive equipment. The District does not envy the City these things. It is praiseworthy to see appropriations of this type if the citizens concerned desire them and are prepared to pay for them. Under such circumstances it becomes imperative however to consider any proposal to transfer revenue from a rural area to an urban unit in the light of the relative standards which exist.

Rural costs of education per pupil are higher than urban if standards of service are equivalent. This fact is apparent from Table "13" which shows that with a lower standard of service the consolidated schools have the highest costs per pupil and schools within rural school divisions spend more per pupil than is the case with city schools.

Table "14" shows that in the case of the City of Edmonton the expenditure per pupil is the second highest of any city in Alberta. Standards in Edmonton are higher than in the surrounding area as indicated by higher salary schedules which obtain in the City.

Table "15" indicates that expenditures per pupil in Clover Bar are about average for

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A (Cont.)

"Alberta and in spite of the fact it is a rural area, the costs are only slightly higher than those in Edmonton.

THE DISTRICT'S PROPOSALS

34. In this submission the District has endeavoured to show:-

- (1) That with respect to providing services for the industries there is no problem which requires complicated or numerous agreements between the District and the City.
- (2) That to increase the boundaries of the City so as to take in the Industrial Area would make necessary a much higher mill-rate in the District as well as a decided lowering of educational and other services, and that such action would be unjust, unreasonable and unfair so far as the District is concerned.
- (3) That the adoption of the proposal of the City of Edmonton would result in greatly increased costs to the taxpayers in the City and in addition would seriously impede the industrial development of the area.
- (4) That the City has ample reserves of land for industrial purposes and that provision for increasing residential

- 3234 -

A (Cont.)

" areas must in any event be sought in another direction.

- (5) That the financial problems of the City are the direct result of rapid growth and high capital spending and will only be aggravated by adding to the City more population and a larger land area.

The District believes that another approach must be made to the problems of the Metropolitan Area and suggests:-

- (1) That inasmuch as emphasis has been placed throughout the hearings of this Commission on the increased cost to the City resulting from the impact of oil development in the Province, the remedy should be sought in the direction of the major cause of the problem. The District therefore suggests that the Commission should recommend that from the very large revenue being obtained by the Provincial Government from the general oil development additional special grants should be paid the City of Edmonton. These additional grants will assist the City in meeting the financial problem which has arisen in trying to provide educational and other services for such an unforeseen and unprecedented influx of population from

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" other Cities and other parts of Canada.

In the City of Edmonton other reasons may be found for such a proposal. In the first place, Edmonton is the capital of the Province and the Provincial Government has some responsibility in seeing that the City develops along lines appropriate for a Provincial Capital. The City houses a very large number of Civil Servants and employees of the University, but it is deprived of any tax revenue from Provincial or University buildings excepting some which are used for strictly commercial purposes. It is suggested that such extension of the present system of grants would help Edmonton over the period during which commercial and industrial development will catch up and balance the residential development.

(2) The District sees no situation in the Metropolitan Area which makes necessary either the amalgamation of the proposed area under one Council or changes in boundaries as between the City of Edmonton and the District. The District prefers to make no recommendation with respect to the amalgamation of Jasper Place, Edmonton and Beverly. If the

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6-R-17

A. M. Adamson - Presentation of brief.

- 3236 -

A (Cont.)

" Provincial Government will consider the first proposal herein made then any difficulty which appears now to be in the way so far as Edmonton is concerned would disappear.

There are certain minor changes which might be made in the boundary between the City and the District which would give the City some further industrial land immediately south of the City and the area south of Terrace Heights, although the District must say that the residents of that area seem opposed to being taken into the City.

(3) The District recommends the re-establishment of the Edmonton District Planning Commission on the same basis as to personnel as has heretofore existed, but subject to the following conditions:-

(a) The Commission may exercise advisory powers only. It should not be clothed with any arbitrary powers to make its plans or recommendations effective in any Municipality without the concurrence of Council. Neither should it have any powers which are usually associated with the position of Industrial Commissioner.

- 3237 -

A (Cont.)

- "
- (b) The personnel of the staff should be made available to any of the Municipalities which prefer not to establish separate Town Planning Advisory personnel. Provided, however, that each Municipality shall have the right to set up its own Town Planning Department with its own personnel.
 - (c) Each Municipality to have the right to forward plans or recommendations with respect to its territory directly to the Commission to be dealt with by that Commission as a whole without first passing through the hands of staff personnel or any officer thereof.
 - (d) No member of a Town Planning body of one of the Municipalities shall have the right to represent that Municipality upon the Planning Commission.
 - (e) Each Municipality should have the right of appeal from any decision of the Commission to the Board of Public Utility Commissioners for the Province of Alberta.

In this respect it is suggested that the name "Board of Public Utility Commissioners" is now somewhat of a misnomour. The title of any Board usually directs attention to what is

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" considered to be its primary and most important duty. As the Board will no doubt be dealing much more frequently with Municipal matters, it might be well to recommend a change in the name to "Municipal and Public Utility Board."

We could either say Municipal and Public Utility Board or Public Utility Board and Municipal.

" (4) While the District has consistently discounted the practicable effect of the dormitory argument, still at one of the early sittings of the Commission the representative of the District stated that the District was prepared to pay any sum which might be found due the City of Edmonton with respect to services or with respect to education. While not admitting any liability by reason of the dormitory argument, the District will stand by the suggestion previously made. However, it believes there is a more practicable way of making some contribution to the solution of Metropolitan problems by reason of its close proximity particularly to the Town of Beverly. The District therefore proposes that the Town of Beverly, as now constituted, with its present boundaries

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A. D. Adamson - Presentation of brief.
- Brownlee Ex.

- 3239 -

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" clearly defined, be made a part of the Clover Bar School Division. In that way the industries located in the Industrial Area would be making some contribution to educational costs within the Metropolitan Area and this contribution might help to resolve the financial difficulties which are now causing that Town so much concern and difficulty.

(5) The District recommends the establishment of a Greater Edmonton Industrial Commission. Such a Commission financed jointly by the Municipalities in the Metropolitan area would be responsible for attracting new industries. A small but trained staff would be required to work under the general guidance of the Commission appointed by the member municipalities.

All of which is respectfully submitted

Municipal District of Strathcona No. 83."

That is our submission, Mr. Chairman.

THE CHAIRMAN: Thank you, Mr. Adamson.

MR. BROWNLEE EXAMINES THE WITNESS:

Q Mr. Chairman, if I might now carry on some direct examination? Starting at the last point contained in your brief, or the second last point rather in which you make a suggestion that the Town of Beverly might well be made a part of the Clover Bar School

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Madison, Wis.

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There is our submission, Mr. Chairman.

THE CHAIRMAN: Thank you, Mr. Anderson.

- 3240 -

Q (Cont.) Division am I correct in understanding that the Clover Bar School Division has indicated to you that that might be an acceptable proposal?

A That is right.

Q Now, Mr. Chairman, I have a letter which I would like to have Mr. Adamson put in. I must admit that I would not be following the proper rules of evidence in having it done at this time as it is a letter written by the School Division to him. I would suggest, however, that if the Commission would accept it at the present time I have no doubt at all that the writer, Mr. Hennig, the Chairman of the School Division, would be only too pleased to appear and advise the Commission further.

THE CHAIRMAN: Then you will read it and file it, a copy or copies with us.

MR. BROWNLEE: I will have to have copies prepared, sir.

Q MR. BROWNLEE: Well, now, I am going to read a letter from the Clover Bar School Division, No. 13, dated January the 6th, 1955 and addressed to the Strathcona Municipal Council.

"Dear Sirs:

The Board of the Clover Bar School Division has considered the suggestion contained in your brief to the Royal Commission on Metropolitan Development, namely that the Town of Beverly, as now constituted with its present boundaries clearly defined, be made part of the Clover Bar School Division. The Board is

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- 110 -

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Glover, E. J.

6-R-22

A. D. Adamson - Brownlee Ex.

- 3241 -

Q (Cont.) "of the opinion that such an arrangement could be mutually advantageous provided that the present sources of revenue for the support of schools in the Clover Bar School Division be retained, with this stipulation and the assurance that the Town of Beverly is in favor of such an arrangement the Board would be prepared to support this recommendation to the Commission.

Yours truly,

R. Hennig,
Chairman of the Board,
Clover Bar School Division, No.13."

I would ask you, is that a letter which was duly received by the Strathcona Municipal Council?

A Yes, a letter we received from the Clover Bar School Division.

Q If that might be given a number, sir, I will undertake to obtain, prepare copies.

THE CHAIRMAN: Yes, what will the number be, Mr. McGruther?

MR. McGRUTHER: 156E.

THE CHAIRMAN: 156E.

LETTER OF THE CLOVER BAR SCHOOL
DIVISION DATED JANUARY 6th, 1955,
IS ENTERED AND MARKED EXHIBIT 156E.

MR. MOFFAT: I wonder if I could just ask, is that the whole of the old Clover Bar School Division or is that the Clover Bar, is that to be the name of what we might call the north half as set out by the Coterminous Boundaries Commission?

1947

1947

Initial report in
the year 1947
at the time of the
first meeting
of the committee
for the purpose
of the study of
the problem of
the future of the
country.

For the purpose of
the study of the
problem of the
future of the
country, the
committee has
been organized
and is now
working on the
problem of the
future of the
country.

It is the duty of the
committee to study the
problem of the future
of the country and to
report to the people.

THE CHAIRMAN, who will be the
first to speak, is
Mr. [Name] of [Location].

1947

- 3242 -

Q
/MR. BROWNLEE: Oh, this is, that is subject to the changes that have taken place by reason of the ruling of the Coterminus Boundary Commission. Now, Mr. Adamson, if you will turn to page 6 of your brief you make reference to the total number of acreage, total number of acres in the municipality, 359,000 and you estimate that nearly one half of that is low valued or marginal land. Do you have a copy prepared which shows the portion which you referred to as low valued or submarginal?

A Yes, we have. One, there are several prepared here in colors, it has colored sections showing, taken from our assessment map with the value of each quarter section on it.

Q How many copies do you have?

A There are three here. It was our intention, if necessary, if the Commission wished it we would^{have} it photographed in a smaller size so they could have it readily available.

MR. ROBISON: May I interrupt, Mr. Brownlee, or Mr. Adamson is this, may we consider that a soil survey map at this point.

A Well, it is graded as to the assessment for taxation on the five thousand, to this area all through the district.

MR. ROBISON: Wouldn't the soil survey map be a more accurate indication?

A Well, the assessment is more^{or} less taken on the soil survey basis because the value put on is different types of soil, black loam, deep black loam, shallow

1900

1901

1902

1903

1904

- 3243 -

A (Cont.) black, wooded grey, clay and sand and so on.
This is taken into consideration when these assessments are put on this map.

THE CHAIRMAN: Mr. Adamson, is the map that you have in your hand the same as the one in front of Dr. Harries?

MR. BROWNLEE: Yes sir, would you like to have it put on the board.

A Would you like to look at it now, Mr. Davies might like to see them.

THE CHAIRMAN: If we could put it over there and the examination refers to a special section we could all see it.

MR. BROWNLEE: Mr. Chairman, we will have more copies of that made in the best possible form.

THE CHAIRMAN: Yes, Mr. Brownlee, it is your intention that this map should have a number, is it not?

MR. BROWNLEE: Quite, sir.

THE CHAIRMAN: Thank you, this will be 157E.

ASSESSMENT ZONE MAP IS ENTERED
AND MARKED EXHIBIT 157E.

MR. DAVIES: Mr. Adamson, I presume it is a pleasure to cover up that map of the proposed extended boundaries of the city of Edmonton.

A I will be polite and make no comment.

MR. ROBISON: All right, Mr. Adamson.

A Would you like me to explain further this map?

Q MR. BROWNLEE: Would you just, please explain how you have those marked off into different colored areas, explain what each area is?

6-R-25

A. D. Adamson - Brownlee Ex.

- 3244 -

A Maybe if I showed the Commission this and then transposed it onto here?

THE CHAIRMAN: Mr. Brownlee, before Mr. Adamson goes on will you give this a title so that we will be able to refer to it here?

MR. BROWNLEE: We have it tentatively called an Assessment Zone Map.

THE CHAIRMAN: Oh, yes, Assessment Zone Map.

Q MR. BROWNLEE: Now, Mr. Adamson before you go on with your explanation you have in your hand another map which I believe is an assessment map?

A Yes, the actual assessment for taxation purposes is marked on every quarter section here, from one end of the district to the other. This map is shaded according to the assessment values. This is it here. (Indicating).

Q I wonder, sir, we will have copies of this assessment map which Mr. Adamson holds in his hand prepared for the Commission, I am wondering whether that should be included in as part of the last exhibit, sir?

MR. ROBISON: Why couldn't they be stitched together, Mr. Brownlee?

MR. BROWNLEE: They could be, sir, it could be, sir.

MR. MOFFAT: I wonder if I could make this comment, for the general purposes of the Commission the zone map is really all that is essential, I don't think it is necessary to have the information on each particular quarter, this zone map certainly gives us the general pattern.

6-R-26

A. D. Adamson - Brownlee Ex.

- 3245 -

MR. ROBISON: I am assuming that Mr. Brownlee was referring to this as authority for that.

A That is what I wanted to make clear. This is authority for the grading of all these different districts.

MR. BROWNLEE: Mr. Commissioner Robison, Mr. Cook has just been drawing to my attention that there might be some little difficulty in making copies of that assessment map which is apparently a photostat of a photostat. However, I might say that we will do the best we can to bring it to you in the best possible form.

MR. ROBISON: If we did need it it could be filed as an exhibit by itself, I don't think we need it.

MR. HAYES: I would like to have it.

MR. ROBISON: It should be filed as an exhibit then by itself.

MR. BROWNLEE: We will get it, sir.

THE CHAIRMAN: Would it not be wise to give it a number now so it will be consecutively?

MR. BROWNLEE: I think so, sir.

A I might say, Mr. Chairman, we are preparing a new general assessment and we have let the stock of these maps go down because it is, we will have to, on the re-general assessment, print new maps, we have let this stock go down and it may be a little time before we could, by the time you come back have that other map, we could leave this one, of course.

THE CHAIRMAN: You say you think by the time we come back

6-R-27

A. D. Adamson - Brownlee Ex.
- Davies Ex.

- 3246 -

THE CHAIRMAN: (Cont.) or that it might take some time?

A No, no, I think we could do it by the 14th of February, couldn't we Alfred? We could guarantee for the 14th of February.

THE CHAIRMAN: All right, 158E then.

ASSESSMENT MAP IS ENTERED AND
MARKED EXHIBIT 158E.

MR. DAVIES: Could I interrupt you, Mr. Brownlee?

MR. BROWNLEE: Yes.

MR. DAVIES EXAMINES THE WITNESS:

Q Does this map, 158E, recognize any changes that became effective on January the 1st in the boundaries?

A This is --

MR. BROWNLEE: No.

A This area here, Mr. Davies here, we are taking in from here to here, (Indicating), the sixteen sections is graded very much the same here because our assessors worked across the boundary lines, one with the other and this here, (indicating), would apply to this mile, this two miles here, (indicating), very much so and the same up in the sand, up in the Simmons field here, this runs into sand, it is practically sixteen, that is practically the same as these two here, (indicating) the sixteen sections.

MR. DAVIES: The answer is, I take it, that the changes made by the Coterminous Boundary Commission are extremely minor in the boundaries of the M.D. of Strathcona and don't materially affect this exhibit for the purposes for which it is put in.

6-R-28

A. D. Adamson - Davies Ex.
- Robison Ex.

- 3247 -

A No, that is right.

MR. DAVIES: Thank you.

A Am I right in saying this, this goes down a mile down here, (indicating), about a half way and then goes for another mile, then two miles here, you see, the land is ^{very} consistent across and it could be taken from here, (indicating), across the two miles and the mile across here, (indicating).

Q And the witness is now pointing to the north east corner of the said map?

A Hmm-hmm.

MR. BROWNLIE: Well, now, Mr. Adamson will you explain the different areas which you have colored? First of all taking the red area.

A This red area here, (indicating), from the Elk Island Park.

MR. ROBISON EXAMINES THE WITNESS:

Q Would you use designations like the easterly side of the district so that in the evidence it will be clear?

A Yes, I could. The easterly part of the municipal district down through Uncas and Cooking Lake too, right down to Cooking Lake on the south and east to range 22 is submarginal, 192 sections of 35.5 percent. The submarginal is 35.5 percent and the marginal in green starts up in the north east corner and immediately opposite Elk Island and takes a south westerly course through the entire municipal district until it gets to just east of

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A. D. Adamson - Robison Ex.

- 3248 -

A (Cont.) Salisbury and then goes south again right into the Stony Creek and the Edmonton Creek district to the correction line at Beaumont ^{on} the south. There are 115 or 21.5 percent of marginal land.

Q Colored what color?

A Green.

Q Green.

A The proposed change , as the map of the city proposes, is in blue 7.5 percent of arable, that area of highly assessed quarter sections around \$5,000.00 is 193 or 35.5 percent. The submarginal land area and ~~arable~~ are the same, 35.5 percent. 35.5 percent that stretches from Rabbit Hills on the west, on the river on the west running through east Edmonton through Salisbury, to the west of Salisbury and north crossing highway 16 and north in a northly direction to Josephburg and back in to the east boundary north of Elk Island Park. This red, up here in Simmon field is sand, here, we have green submarginal here, marginal here, (indicating), and just immediately west of Sherritt Gordon in Fort Saskatchewan. The other little section along the river is sand, as it is seen in the map they are all colored.

Q Mr. Adamson, I assume from your use of the terminology, marginal, submarginal and so on that it is based on the use of the municipal district, department of Municipal Affairs assessment manual.

A This is practically all assessed as pasture, pasture

the other side of the
road to the left

7
Road
to the left

6-R-30

A. D. Adamson - Robison Ex.
- Brownlee Ex.

- 3249 -

A (Cont.) land --

MR. DAVIES: Could I interrupt you there, Mr. Adamson.
Now, the area in blue naturally doesn't take into consideration the extent to which, in the proposal filed recently, at these last sittings by the city, have restricted what they wanted to take in.

A No.

MR. DAVIES: And Mr. Moffat, this shows on this map as 40 sections but under your original proposal that you wished, that the city wished to take in from the M.D. of Strathcona and can you tell us right now, without making any calculations, approximately how many sections that is being reduced to from 40 sections.

MR. COOK: Ten --

MR. MOFFAT: No, I couldn't give you the answer, Mr. Cook might be able to give it to you.

MR. COOK: Approximately ten, I checked it on the map yesterday, between ten and eleven.

MR. DAVIES: So the forty comes down to about 30 sections.

MR. COOK: Thirty.

MR. DAVIES: Thank you.

MR. BROWNLEE EXAMINES THE WITNESS:

Q I take it, Mr. Adamson, that the quality of the land in the industrial area is top quality in the district?

A Oh, yes, I have the assessment figures here.

Q Well, I am coming to that. You go on to say, on page 6, that the assessed value ranges from a high of \$5,000.00 per quarter to a low of \$500.00 per quarter.

- 3250 -

Q (Cont.) Now, I think probably you might give some specific illustrations, in other words this isn't just a very rough approximation.

A Well, we used the term in our brief of \$5,000.00 but I have one here known as the Myler south-west of 23-52-44, sixty-three hundred, six thousand three hundred is the assessed value and one hundred and fifty-eight acres. The Horsford quarter at Salisbury, \$5,030.00, south-east of 17-52-23-4. The Keith quarter 158 acres, \$5,170.00, north west of 10-53-23-4. That is the one that Mr. Moffat picked out.

MR. MOFFAT: What was the section number of that again?

A The Keith quarter.

MR. MOFFAT: Oh, yes, I know the one.

A North-west of 10-53-23-4.

MR. MOFFAT: Yes, I know the one you mean.

A The Mulbach quarter, 151 acres, north-east of 5.-52-44, \$5560.00. The Buchan quarter, I would^{be} just as well to give the English pronunciation, the Buchan quarter, south east of 5-52-44, 147 acres, \$5,360.00.

MR. ROBISON: You don't have to talk English if you don't want to.

(Laughter)

A Well, I suppose I got interpreters on the Commission --

(Laughter)

A These are a few samples and when you get to the assessment map I am sure Mr. Davies knows some of these I have mentioned.

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- 3251 -

MR. DAVIES: I am sure he doesn't.

Q MR. BROWNLEE: Now, sir, going on with page 6, 12(b) you say that the industrial area approximates, is approximately 8,000 acres. Now, I believe that there is a fairly considerable portion of that area which is what is, was called mined-out land, that is coal mining operations have been carried on underneath and exhausted -- I would ask you to produce a map showing the mined-out areas -- I think it might as well be put up for the moment.

A We have that map, as it is known to most of you, the Clover Bar District has been all mined out in the last 30 or 40 years and it is undermined, in fact there is some specific industries that instances that industry can't move in there because there are whole quarter sections undermined, this is heavy industry.

MR. ROBISON: We have evidence of that subsidence?

A Yes, we thought we would produce a map for the perusal of the Commission of the mined out areas.

Q MR. BROWNLEE: What is the source of that map?

A It is from the Edmonton District Planning Commission map, from the Government records, taken from the Government records.

DR. HARRIES: I am just wondering, sir, this is very --

MR. BROWNLEE: Mr. Chairman, we simply want to be sure that it was brought to the attention of the Commission that there was this mined out area. It doesn't need any further explanation.

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- 3252-

MR. ROBISON: What is the extent of it, Mr. Brownlee, in percentages of acres, approximately, the percentage of the whole area of the municipality and approximately the acreage.

Q MR. BROWNLEE: Mr. Adamson, I believe you made a computation from which you decided that there may be approximately eight quarter sections of land covered, that might be called mined out, is that correct?

A Yes, I would say approximately correct because we have to include the mining out in the highway 14 area, it is known as Chamberlain place, the old Kent Coal Mine, it is mined out too. Is that included in that area map? It may be as well to point out this only is the area where the industry is and does not include the mined out area on highway 14, the Kent Coal Mine, the Chamberlain quarter and the old Palmer quarter, it is astride highway 14 where the C.N.R. tracks cross highway 14.

Do you mind if I checked. There are eight quarter sections, not including the Chamberlain mined out area and the Chamberlain, or the old Kent Coal workings is not included in this map, this map is in the heart of the industrial area.

Q All right, that was all I wanted to ask you ^{on that} /point.

MR. DAVIES: Mr. Brownlee, would you personally elaborate a bit on the significance of these quarters ^{that} /are mined out. Does that mean the surface is down and can't be farmed and assessed and therefore not

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A. D. Adamson - Brownlee Ex.
- Robison Ex.

- 3253 -

MR. DAVIES: (Cont.) suitable for industrial land?

MR. BROWNLEE: I believe Mr. Adamson had mentioned that it was the view of industrial locators that the mined out area was not suitable for heavy industry and therefore it, it reduced the actual available acreage in what is called the industrial area. Do you have any further comment on that point, Mr. Adamson?

A To illustrate the point that Mr. Davies was, brought up, one of our industries out there had to find more space for themselves and immediately north of them was a quarter section that has been for sale for a considerable time but they couldn't see their way clear to take it up. They crossed the highway and purchased land across the highway and the reasons, to the best of our knowledge, was that it was undermined, in fact I think that stands out, it stood there for four or five years and nobody has taken it up.

MR. ROBISON EXAMINES THE WITNESS:

Q Just to get this straight, Mr. Adamson, you have approximately 8,000 acres in the so called industrial area which is approximately just about 600 quarters, and of that 600 quarters you have got how many now, altogether, affected by being mined out?

A We have about ten quarters now if you take in the Chamberlain land.

Q Is it in this industrial area?

A Yes, you see our industrial area goes right from

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A. D. Adamson - Robison Ex.

- 3254 -

A (Cont.) Clover Bar right into the city limits.

MR. HAWKINS: That would be 60 quarters, Mr. Robison.

MR. ROBISON: Yes, 60, I beg your pardon.

A 60 quarters, I was wondering, that would take over the whole municipal district. The industrial area includes right in here, (indicating), the California Superior which comes right through in from Clover Bar right in to the edge of the city, the California Superior, you see, the mined out area is in and around Clover Bar to the south east and west, the old Otto-Keith and Marcus Mine on highway 14 and two miles from the city limits it is undermined, the Chamberlain place and Palmer place.

Q Well, then, between ten and fifteen percent of your industrial land is affected by being mined out?

A Yes.

MR. BROWNLEE: Just to be absolutely sure now, Mr. Adamson, I understand that there are 50 quarter sections and ten of them are undermined?

A Yes, that is the proportion.

MR. COOK: Pardon me --

MR. BROWNLEE: Just a minute.

A 20 percent of the industrial area is undermined.

MR. ROBISON: Thank you.

MR. BROWNLEE: May we have this map marked as an exhibit, sir?

THE CHAIRMAN: Yes, the title is --

MR. BROWNLEE: Mined out area.

MAP OF MINED OUT AREAS IS ENTERED
AND MARKED EXHIBIT 159E.

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A. D. Adamson - Robison Ex.
- Brownlee Ex.

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MR. BROWNLEE: All right, sir, leaving that subject now --

MR. ROBISON: Are you going to continue with the
couple of
questions, I have a couple of questions I was going to ask.

MR. BROWNLEE: Would you care to ask them?

MR. ROBISON: Do I understand there is a reassessment
going on in the municipality at the moment?

A Well, we started last year on a new general
assessment at the request of the Government.

Q It doesn't show any, the results of that do not
show in this map?

A No, but am I right in saying that the agricultural
values won't vary to any great extent.

Q The agricultural values won't vary and the zonal
situation won't vary, that is all I want to know.

A No, and the work that has been done to date it has
been all compiled in the new assessment and there
is very little variation, in some in fact, under
the new system of photographing from the air --

Q Yes.

A -- has spotted sloughs and there will be reduction
in places, possibly a little rise but the general
level is the same in these areas. The area was
photographed for assessment purposes this time.

Q The relationship between areas is substantially
the same?

A Pretty near the same, Mr. Robison.

MR. BROWNLEE EXAMINES THE WITNESS:

Q Now, Mr. Adamson, on page 7 of your brief you
list certain subdivisions indicating a potential

Address - Washington D.C.
Date - 10/10/60

Mr. Tolson
Washington D.C.

Mr. DeLoach

Mr. Mohr

Mr. Bishop

Mr. Casper

Mr. Callahan

Mr. Conrad

Mr. Felt

Mr. Gale

Mr. Rosen

Mr. Sullivan

Mr. Tavel

Mr. Trotter

Tele. Room

Mr. Holmes

Miss Gandy

Dear Sir:

Enclosed for you are two copies of a letterhead memorandum (LHM) dated and captioned as above.

Very truly yours,

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A. D. Adamson - Brownlee Ex.

- 3256 -

Q (Cont.) residential growth in the district and I would like to ask you with respect to the residential development in the district east of 75th Street, is it correct to say that you withheld development there at one time and for any particular reason?

A The answer is very definitely yes. We restricted development there for a specific reason. We had visitors coming to us on several occasions, building contractors well known in the city in this line, bringing their financial backers, which were insurance companies, to show us they had the money to go into this. In the Braemeer-Princeton Heights area across 75th Street to the east of the city we considered the matter very fully. We did have our engineers lay out the water and sewage lines in co-operation with the city engineers but immediately west we had another look, and appreciating the difficulty the city was up against, immediately across, west from Braemeer was a large open area in the city and we had our council, I say we, the council had a meeting with members of the city council and the Commissioners and it discussed the matter and we, they couldn't see, our view was that we couldn't see why we should develop the urban when the city had the area to develop and was extending utilities and so on and so forth so we resisted the temptation.

One of the contractors guaranteed five hundred houses in Braemeer in the first year and so on until they built it. We couldn't see where we

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A. D. Adamson - Brownlee Ex.

- 3257 -

A (Cont.) should go into that when the city had so much land available and we refrained. The contractor that was dealing with us crossed the road to the west and built Idylwylde and Strathearn and we refrained and concentrated more onto the, on the subdivisions further out to give people places to live that was working in the industry or were likely to work in industry and we held down the urban development and the city, in consideration of the city's difficult position and we went further afield where there were subdivisions if the pressure was there and we agreed to the subdivisions to be developed specifically to house any employees that would care to work in industry but we did deliberately hold down urban development in the city area, boundary.

MR. DAVIES:

Q /Mr. Adamson, might I interrupt you, Mr. Brownlee, for the purpose of the record when you refer to 75th Street --

A That is the eastern boundary.

MR. DAVIES: That is the present eastern boundary of the City of Edmonton.

A Of the city from highway 16 south to Emerson's and then goes back into the Alexander place, 75th Street from highway 16 south. At that time we had Terrace Heights, Mr. Davies, it went straight through to the river but we don't have it now.

MR. BROWNLEE: I think you have indicated that there is a definite development of these subdivisions further

- 3258 -

MR. BROWNLEE: (Cont.) east for the accommodation of industrial workers?

A Yes, that is right.

Q Now, that is a policy of the district?

A That is the policy of the municipal district.

Q Yes.

A We have resisted pressure all around the city and some of the names that have been called for some of our friends who wish to subdivide wouldn't go into print, but, we have resisted development out of consideration of the city and their difficulties and we have concentrated in subdivisions further removed from the city.

Q MR. HAYES: Could I interrupt, Mr. Chairman, who are these interested parties in the area, ^{are} these farmers that are crying to subdivide their farms or is there some city firm that wants to go out there and exploit these people?

A Well, we have resisted --

Q MR. HAYES: I use that word exploit.

A We have resisted, I might say, Mr. Hayes, the city promoter to a very successful degree. These people have been farmers and in some cases, some, I won't name any names but some did turn their quarter sections over to real estate men and they tried to promote it but when they saw that we wouldn't commit ourselves to give them something for advertising purposes they dropped out but it is mostly farmers that is asking for this.

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A. D. Adamson - Brownlee Ex.

- 3259 -

THE CHAIRMAN: Mr. Brownlee, may I assume that you
will need some more time?

MR. BROWNLEE: Yes sir.

THE CHAIRMAN: Yes, then perhaps we should have the
recess now until 11:10.

MR. BROWNLEE: Very well, sir.

(At this point the Commission adjourned
until 11:10 a.m. and reconvened.)

B-1
Discussion re Procedure.

- 3260 -

THE CHAIRMAN: Mr. Brownlee, would you mind if
we interrupted you for a moment in this?

MR. BROWNLEE: Not at all, sir.

Q Mr. Moffat, you raised the question this morning,
or I think you did, with regard to if we had time
this afternoon of reading into the record the statement
that was prepared by Mr. Hodgson.

MR. MOFFAT: And the one that was prepared by
myself with respect to population. Yes.

THE CHAIRMAN: And the purpose is -- there can
be no cross-examination, of course -- but it is just
merely to have them in the record at this, at the
current sittings, is that the idea?

MR. MOFFAT: I put it this way, I am not advocat-
ing that it should be done, I am merely suggesting
that if this is completed and there is some spare
time, some spare time that might be conveniently
filled in, that that might be one way of filling it
in.

THE CHAIRMAN: Oh, yes.

MR. MOFFAT: I am not particularly anxious
about it, I am entirely in the hands of the Commission.

THE CHAIRMAN: No. I was provoked to this query
by the fact that I saw Mr. Hodgson here and I wondered,
there have been stories that he might not be avail-
able in February.

MR. MOFFAT: We have discussed that with him,
he will be available the first few days of the hearing
definitely.

THE CHAIRMAN: Oh, that is fine then.

MR. MOFFAT: After that he would like to get away. His interest in being here this morning is that he is particularly concerned with some of the figures in the back of this brief that is being read at the moment.

THE CHAIRMAN: Very well then, we are always glad to see him, but in the meantime I am very grateful for that statement that he may be available, and for your statement too that if there is opportunity you will be glad to have it in but if it happens that there is no opportunity it makes no difference, and I understood you to say, Mr. Brownlee, that you had no feeling in the matter, whether it was produced today or not.

MR. BROWNLEE: No sir, I have no feeling in the matter.

THE CHAIRMAN: Very well then, I think we will say that in all probability we will not get to it.

MR. MOFFAT: That is quite satisfactory.

THE CHAIRMAN: Oh, yes, and there is that also which I should have mentioned. Of course this Appeal Court begins here on Monday and the Court officials are urging us to be not too loquacious and finish a little bit before 4 if possible.

MR. MOFFAT: Well, we have two or possibly three exhibits which we do wish to file, that would only take five minutes probably, and that is all as far as we are concerned.

THE CHAIRMAN: All right, I understand then.
Thank you very much.

1-10-1914

Dear Mr. [Name]

I have received your letter of the 10th inst.

and am glad to hear that you are well.

I am sure that you will find the enclosed of interest.

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

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B-3
Discussion re Procedure.
A.M. Adamson - Brownlee Ex.

- 3262 -

MR. BLACKSTOCK: The position is that the Court meets on Monday, the Court House is closed tomorrow, and the Court officials wish to get this room and the other room ready for Monday morning.

THE CHAIRMAN: All right, Mr. Brownlee?

MR. BROWNLEE: Well, Mr. Chairman, if I might make an observation in connection with this whole question of time, I have several questions to ask Mr. Adamson and, of course, we could consider certain other questions of Dr. Harries; but as far as the municipality is concerned, if it might be in the best interests of expediency we would be prepared to conclude direct examinations this morning and continue at the later date, if that would be more desirable?

THE CHAIRMAN: Well, it was our hope that you, that the direct examination would conclude, oh, not necessarily before 12, but early today and then everything else would stand over until the resumption of the sitting. You have been co-operative and I appreciate that and still we want you to have time enough to finish up with Mr. Adamson properly.

MR. BROWNLEE: Quite so.

THE CHAIRMAN: We found at the time of recess that what was going at that time was very interesting, and we don't want to curtail you at all.

MR. BROWNLEE: Quite so.

A. M. ADAMSON, having been recalled on his former oath, examined by Mr. Brownlee, testified as follows:

Q Mr. Adamson, we were discussing the District Policy of Subdivision Development for the Purpose of Housing Residential, Industrial Employees; and I would ask you,

8-3
Director of Investigation
Albany - Brooklyn

Mr. Blackstone: The matter is that the

meets on Monday, at Court House, and the Court of Civil & Criminal Cases, and the other two cases for Monday morning.

Mr. Blackstone: I am not sure, but

Mr. Blackstone: I am not sure, but

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Mr. Blackstone: I am not sure, but

make an observation of the Court of Civil & Criminal Cases, and the other two cases for Monday morning.

Q (Cont'd) in view of this policy is it the feeling of the Council that it is undesirable that the industrial assessment should be removed from the Municipality?

A I say, certainly the industrial assessment should not be taken away from the District in view of the trouble we have gone to to develop this subdivision to provide houses in that area.

Q Well now, would you be concerned as to what might happen to these residential developments if the industrial assessment was so removed from the District?

A Well, these subdivisions that we have been conscientiously trying to develop here to provide these facilities for workers, well, according to the new boundary line will be fringe areas, already there, right across the road from the boundaries, the fringe area is already there; and our assessment will necessarily go up between Fort Saskatchewan and the City's claims, the assessment would go up, they will become more or less dormant places to live.

MR. ROBISON: Mr. Brownlee, just excuse me for a moment, but when Mr. Adamson says "fringe areas", I assume
/that there is the thought that the Municipality is or would intend to control the fringe area with respect to its development by way of plan or something of that nature?

A Yes, but the boundary as specified by the City map, the fringe area is there now.

MR. ROBISON: Yes.

A They split it, they leave us with the houses on the one side and the industrial on the other.

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Q Mr. BROWNLEE: The evidence before this Commission up to the present time I think seems to suggest that there is some difficulty in having a satisfactory degree of co-operation between the Municipal District of Strathcona on the one hand and the City on the other in connection with development carried on in the Municipality; now, have you any comment on that point?

A Since the impact of the industrial development in our Municipal District we have had no difficulty at all in dealing with the administrative authorities of the City. We worked in a very co-operative manner with the City, discussed the various aspects of development within our area with them; in fact there is the closest relationship right now between our professional staff and the professional staff of the City of the various units, utility units of the City. We have had no particular difference with them and the co-operation has been of the best up to a certain point.

Q Are there any particular specific instances that you would like to refer to? I have in mind, for example, the question that was raised with regard to the Southside Drive-In Theatre.

A Well, when the application came in for the Southside Drive-In Theatre that has been mentioned in evidence, our then Secretary communicated with the City Commissioners, one of the City Commissioners, and acquainted them with the application, discussed it with them, and the City Commissioners said "It is in your District, it will be no detriment to the City, you can go right ahead.", and we went right ahead, but we had the

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A (Cont'd) assurance of the City Commissioner before we ever considered the application, we consulted them first.

Q Is that a usual procedure?

A That is when it is anything appertaining to the two Districts.

Q And how was the Martin Estate developed?

A That was in our District too, it was practically taken over by the V.L.A., and it was engineered and planned by the Federal Planners, we were not consulted or even listened to. They laid out the roads, where they should go, and so forth and so on, and asked us to build them for the settlers of the V.L.A. settlement. Then the V.L.A. fellows themselves, the war veterans decided they would make application to join the City. I hope all the Commissioners are aware of where the Martin Estate is, straight south of Ninth Street at the extreme south on 51st Avenue, on Ninth Street. And we of the Council, after the delegation came to see us, told us their proposition, and we thought, we said to them "If you think you are going to be better off within the City we won't oppose it.", and, in fact, to make it easier for them in the way of assessment we dropped some of the cost charges against the building of the roads, to make it easier for them; but it was the Federal authorities that planned it not the Municipal District.

Q Well, there was an annexation matter there too, was there not?

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A Yes, but we didn't object to that, that went before the Utility, Board of Public Utility Commissioners.

Q Well now, on this same topic, are there any other matters you would care to bring out with regard to sewer or water development?

A Well, as a matter of fact, our first water line, when we had been given permission by the Board of Public Utility Commissioners to proceed and float the money necessary to put it in, we discussed the thing fully, our engineers did, and the Council with the City engineers, and the City Commissioners and the City were not prepared to put up the money to take the water to the City limits, and we assumed that responsibility; and we still own the pipeline in to a point in Forest Heights to tap the City main, it is still our pipeline from within the City boundary, we have paid for it; but the co-operation with the, and as far as water and sewer were concerned, there was going to be some joint efforts, it was discussed very fully with Forest Heights and what is now Strathearn, and Idylwyld, and our engineers, and the City engineers, they worked very closely together to figure out the size of the pipe that would be necessary for the joint effort, and how we would pay our share of the sewage disposal plant which was to be put up at that time on the Red Hot Coal of Capilano, that is the grounds of the Red Hot Coal of Capilano; and everything went along those lines, even to discussing with Mr. Menzies, the Commissioner, about the overhead tank on

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A (Cont'd) the Ingster place, if we could join in with them in water, that is the corner of 76th Avenue and 76th Street, which is known now as the Golden Estate, not Ingster, an overhead elevated tank, and we would share in the cost of this. Our engineers and the water engineers and the City engineers worked out the size and the calibration of these pipes that would be necessary for the joint sewer and for the future development of that area; and Mr. Mount, who was the Water Engineer at that time, asked us for the right of the easement for a water line that he wished to run south on 75th, and if he went inside the City limits, he would have to go through a lot of private property, right up through the old Jim Miller quarter, he was going to run into some difficulty against private owners running up through the City, and he asked myself and the Council if we would give them the easement; and we gave the City an easement for a water line which is there today with a fire hydrant on it on our road allowance at no cost to the City either for easement or the laying of the line; and I might say in consideration of the City that when the Gas Company moved from the King Edward Park area with their mixer for gas to our area in 82nd Avenue East, or Whyte Avenue, where they mixed the gas, they wanted a proper access, a closer access to this area that was being developed in Strathearn and Idylwylde, and the Gas Company asked us of the Council, the senior engineer, that it would expediate matters

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A (Cont'd) if they could deal with us other than private individuals going through private easements, if they could use the centre of 75th Street for a gasline. We gave, without cost, without cost to the Company for easement or anything else, the only stipulation that was set down, that they would leave the road in good repair and put it back to the state it was in when they started, and we did that to co-operate with the City. Now, I come to the point that you spoke about when the City applied to the government.

Q MR. BROWNLEE: Yes?

A Then it came to, the City applied to the Government, or the Agricultural Committee of the Government for permission to continue dumping their raw sewage into the Saskatchewan. We had been getting along so awfully well with the City officials, I met one of them today, and he, he said that since I became Reeve I was getting too high minded to call and see him since he has retired, but they applied and we thought that with the happy relationship, and realizing the situation the City was in, because we were in under a lesser degree in the same impact as the City was, under pressure; we didn't think it right, with the gentleman's agreement that we always had with the City administration to object or ask for any ruling on the Agricultural Committee of the Government to cover our riparian rights in the water in the Saskatchewan, so that we didn't put in an appearance before the Agricultural Committee,

1. The first part of the report is devoted to a general survey of the situation in the country.

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A (Cont'd) having faith in the good relationships that we had with the City Council, that our interests would be looked after. But from that point on, I am sorry to have to admit, the City has not been just as willing to see eye to eye with us in wanting it.

MR. DAVIES: How long ago was that?

A Four years ago, excuse me, between three and four years ago when they had the permission before the Agricultural Committee.

I might say in passing that there was an injunction taken out against the City in 1913 for polluting the river and it still stands.

MR. BLACKSTOCK: Who took that injunction out?

A I am just trying to remember the name of the man, on the north side of the river.

MR. GARSIDE: Mr. Clare.

A Clare, that's right, Mr. Garside.

MR. ROBISON: Mr. Brownlee, this may be just a technical question but it just occurs to me, questions have been raised in the House of Commons about the pollution of the North Saskatchewan River I believe, there was a newspaper report the other day about it; and I was wondering if there was any evidence necessary about any control exercised by the Federal authorities with regard to this river. We have heard nothing about that, is there anything there that should be introduced later?

MR. BROWNLEE: Well, I must be frank to say that for the moment I cannot answer you, sir; I will certainly have to consider your question.

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MR. ROBISON: I wonder, if you would not mind.

MR. BROWNLEE: I certainly will, sir.

MR. DAVIES: Excuse me, Mr. Brownlee, but as a point of information at the same time this is being discussed, but is raw sewage being dumped into the Saskatchewan River by the City at the present time to any extent? Can you tell us, Mr. Garside?

MR. GARSIDE: No sir, I would prefer not to say at the moment because I am not sure.

THE CHAIRMAN: Mr. Adamson?

A The question was, is there any sewage being dumped into the river, any raw sewage being dumped into the river?

MR. DAVIES: To any substantial extent?

A Yes, to the east there and from the Highlands it is being dumped in at 75th Street or around in that area to the east. If you go down it is known as a "sewage canal", not the "Saskatchewan". A considerable amount of sewage.

THE CHAIRMAN: On both sides of the river?

A I beg your pardon?

THE CHAIRMAN: On both sides of the river?

A Yes.

MR. MOFFAT: In connection with this, Mr. Garside and myself had a discussion last evening with some of the City officials concerning this very question, and Commissioner Menzies will be before the Commission Hearing at some time in the future to deal with it. Just briefly, my memory from the discussion last night was that at the present time three small sewage

MR. MOFFAT: (Cont'd) disposal plants are operating but they are so badly overloaded that some of the material coming through is certainly not processed. Now, in addition there may be some that are completely open but I am not aware of that; but as everyone is fully aware, the City is beginning as quickly as possible on a large sewage disposal plant.

A I would suggest to Mr. Moffat that if he has time this afternoon that he drop down east of 75th Street and there will be no doubt in his mind about what is going into the river, into the Saskatchewan.

Q MR. BROWNLEE: All right, Mr. Adamson, could we move on to page 9 of your brief. There is a section on the Co-terminous Boundary Commission, and have you any comment to make on the decision of the Co-terminous Boundary Commission in so far as it affects you?

A Well, yes, I may. Since we got the Order from the Minister with reference to the Co-terminous Boundary Commission, there are two comments in the Co-terminous Boundary report I would like to raise. This is quoted, Mr. Brownlee has the Order:

"This is a small area contiguous to the City of Edmonton but it has heavy responsibilities and increasing urban problems. From a school division standpoint the unit has about seventy teachers and nineteen hundred pupils with a big probability of increasing beyond this figure."

That is quoted from the Order of the Co-terminous Boundary Commission. That is given us as this area

A (Cont'd) as specified on the map plus the sixteen sections.

THE CHAIRMAN: Mr. Adamson, at the same time the Clover Bar School Division must have lost much territory to the south and west, did it not?

A That is true, but the Co-terminous Boundary is referring to the potential, the small area, and always have done, with reference to ourselves, the potential of our area was different from other districts and that is why we were left with a small area.

Q MR. BROWNLEE: Would you turn next to page 11, paragraph number 16 and I would refer you to the second part of sixteen which says:

"Except for the Companies now established or holding sites in the Area, the Council has no knowledge of other petro-chemical enterprises entering the Area."

Now, I would like you, if you would, to elaborate on that general statement, and you might go back over a period of a year and try and let us know how the inquiries compare?

A Well, up until several months ago, the Industrial Commission as representing the railways and the railways were coming over making inquiries because to a great extent the development comes through the inquiry of the railways that if they can get sidings and so on; and we have had, up until several months ago we were being continually appraised of what was going on and also that some companies, the smaller or the larger, would

A (Cont'd) get in touch with some real estate firm in Edmonton to see if they could secure land for them, and they would consult us; but last year we had some wonderful extensions, in the neighbourhood of twenty million dollars, and since the publication of this Royal Commission going to sit, with no reflection on the personnel, we have had one. And the same applies to some of the industrial agents or real estate agents, land buyers, we have had no inquiries but the one and that is in an amount of two million, but there is a story to that too. When they, the first map that Mr. Moffat presented to you of the area scared them in the location as to where they were going to go and they went out and they prospected a site east of Clover Bar and north of highway 16 on Old Man Creek, and the proposal then for water was that they would dam the creek and I think they had our engineer with them from our offices, and they met us, the Council, and they were greatly concerned about water but we had been putting in our water line to a reservoir immediately east of a site that was available and on the railway, and they were satisfied with it.

Q May I interrupt you, Mr. Adamson; I wonder if you could identify this particular industrial outfit that you are talking about?

A It is a steel rolling mills.

MR. ROBISON: Then the statement that is made in the paragraph to which Mr. Brownlee directed your

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MR. ROBISON: (Cont'd) attention, namely "Major petro-chemical enterprises", does that mean no other enterprises of any kind except this one?

A No, we have had no, not in the past, say, few months.

Q You restricted it in your brief, in your evidence to "petro-chemical"?

A Yes, but no other industries other than this rolling mill, that is what I was coming to.

Q MR. BROWNLEE: I was going to suggest, Commissioner Robison that -- Mr. Adamson, probably the word "petro-chemical" might have been struck out and just the statement might have read "no other major enterprises."?

A Yes.

Q Or "industrial enterprises"?

A Yes, that would have been closer to it. You take a year ago the development that was going on in our area, this is what happened up until a year ago, last year's developments in industry.

Q Well, I will come back to that in a minute. Now, I just want to go back because I don't think we are clear on this steel rolling mill; are you suggesting that it had wanted to locate in the industrial area but moved away from the industrial area?

A Well, that was our, they considered it quite seriously because they went out and looked at land east of this boundary that is before us of Mr. Moffat of the City and they also looked over land in Calgary; and after conversation with us of what we would do in co-operation they moved back in within this area. That is the real place for them, it is next to the railway, and we went to the extent and we put in a water line for them from

A (Cont'd) our main on 16th which necessitates about half a mile or three-quarters of a mile of line, and if it is not completed now (I haven't had time to go around and check up on it) it will be completed within a few days because they want to get going in the spring and we of the Council decided why should we hold them up, and put in the water line for them there and that is south of the Imperial Oil Refinery to the old Hurlburt quarter where they are on the C.P. and C.N. where they cross the Willington line and the Camrose line, and as we had the pipe there after completing our water reservoir a mile east on the Chamberlain place.

Q All right, sir, Now, you were going to give us a list of the plants which have put in plant extensions?

A The Imperial Oil last year made preparations and commenced this year for a lube plant, ten million, a lube plant, of which they did me the great honour of turning the first sod for the new lube plant, ten million. The rolling steel mills, two million. Strathcona Industrial, one hundred thousand. Dominion Oxygen, one million. Building Products, five million. Edmonton Steel Fabricators, two million. The total twenty-five million. They are most of them in the course of construction at the present time.

MR. DAVIES: Mr. Adamson, could I interrupt you there, are any of those to appear on your 1954 assessment list at all?

A No, these won't, they are on the 1954.

MR. ROBISON: And the aggregate you say is what, the total approximately?

A I have been advised here it is twenty-five million. There will be two steel plants.

Q Mr. BROWNLEE: Well, now, the extensions that make up that amount were announced last year?

A That's right, yes.

Q And what announcements do you have since --

A Excuse me a moment, Mr. Brownlee; I am just checking up, excuse me, Mr. Chairman, but it just came to my mind that the cement plant hadn't been mentioned, two million.

MR. ROBISON: What cement plant is that?

A That is Canada Cement.

MR. ROBISON: Whereabouts is it located, Mr. Adamson?

A It is east on highway 16 about two miles, and half a mile north of the highway on the Hutton quarter, David Hutton quarter.

MR. ROBISON: Six miles from downtown Edmonton, would that be correct, Mr. Adamson?

A Well, if you are counting around the Macdonald as downtown Edmonton it would be considerably further than that.

MR. ROBISON: It would?

A Yes, Clover Bar east about half a mile and half a mile north.

MR. ROBISON: It would be outside of this so-called industrial area?

A No. With great ingenuity they took the line east to take it in.

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A.M. Adamson - Brownlee Ex.

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MR. DAVIES: Is that in terms of the revised proposal, Mr. Adamson?

A That is the revised proposals are taking in the cement plant.

MR. ROBISON: Isn't there a Belgian Cement plant supposed to be coming in there too?

A I think there is one in eastern Stony Plain, Stony Plain, on highway 16, Stony Plain. Canada Cement, I am informed, put in a grinder, a grinding plant out here to the east and the Belgian Company is the full process, that will be in Stony Plain.

MR. ROBISON: See that they don't have the dust that they have down in Canmore.

A I am afraid they didn't listen to the planners because the wind is generally from the west so the City will get the dust from the Belgian plant.

MR. DAVIES: Mr. Adamson, just to clear one point up further, all this approximate twenty-five million in 1954 construction is within the revised proposed Edmonton Extension?

A That's right.

MR. DAVIES: Is there anything substantial outside at all?

A No, not so far; in fact, all inquiries, that is what I wish to convey to you, that the inquiries have all dropped off, both from the railways and from the land buyers or the real estate men.

MR. ROBISON: You have said, and I would like you to be clear on this, the inquiries have dropped off; now, correct me if I am wrong, because this matter is now before this Royal Commission, this

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MR. ROBISON: (Cont'd) whole matter?

A No, I used the term "since the advent of the Royal Commission", since, we have had no inquiries, the time may be just worked in there but since we have started on this; I am not blaming the Royal Commission.

MR. ROBISON: Oh, no, it is one of the facts of life, Mr. Adamson.

A Well, yes, that is true, possibly, but it is since the City proposed to annex the area we have had no inquiries from industry.

Q MR. BROWNLEE: Well, let me ask you this, you have talked about announcements of increases which in the aggregate total in value twenty-five million dollars; now, since those announcements and quite apart from them, what announcements have you had?

A This one, the two million that I told you about.

Q So that there is planned development of twenty-five million this year and the planned development next year of two million?

A That's right.

Q Now, turning to page 15. On page 15 there is a paragraph about fire protection, police protection, etc.; would you please tell me if the District is paying anything towards fire protection in the industrial area?

A Yes, we certainly are. We have an agreement with the City Fire Department that we will pay and underwrite the cost of the fire brigade going out, and we paid last year \$1,399.50 for fire protection, and only checking with the Secretary we had to have, paid

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A (Cont'd) for a call to one of the industrial plants, in December.

Q How many calls would that \$1,399.50 include?

A I think in the last figures I have there were ten calls.

MR. ROBISON: Excuse me, Mr. Brownlee, another question on this matter of fire: can you inform the Commission or get the information as to whether any representations have been made to the fire underwriters, pardon, by the fire underwriters either to Strathcona or to the City of Edmonton with respect to the development there, as to rates, first as to rates, and as to control; is that, possibly Dr. Harries might know something about that ?

A The Secretary says there has been none come into our office.

MR. ROBISON: No representations?

A No representations.

MR. ROBISON: No representations?

A No representations at all.

MR. ROBISON: They possibly have come to private companies.

Q MR. BROWNLEE: I will discuss that at noon, sir, and see if there is anything further.

Have you anything further to say on the subject of fire, Mr. Adamson?

A As far as the future fire development, it came out through our discussions with Civil Defense because we had to get the industrial areas in in Civil Defense, and the representative of the companies on Civil Defense at, had a discussion with myself, who was co-

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A (Cont'd) ordinator of Civil Defense for the District, that the companies were prepared with the Municipality, because they have first class fighting equipment of their own, modern means of every kind, and if the Municipality join with them they can set up a fire fighting service not only for their own plants, and they would need one man as chief of the fire brigade, or we would with them, and it would be a service to the area as well. That is a matter under discussion now with the Municipal District in meeting the companies and getting the use of, and we will pay our share, of a mutual fire fighting service because they have the most modern fire fighting service in Western Canada.

Q Now, Mr. Adamson, there is probably time for one more question before the noon adjournment. I would like to read to you an extract from the presentation on behalf of the City of Edmonton to this Royal Commission.

MR. MOFFAT: What page?

Q MR. BROWNLEE: At page 17.

It is under the heading of "View-points of Residents of Strathcona and Clover Bar."

"The residents of Strathcona and Clover Bar will be the first to agree that the tax revenue from these plants does not 'belong' to them in any sense that it was created by their efforts or by their particular circumstances. It is generally recognized that the location of these plants was determined primarily by convenience to

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A (Cont'd) "the oil and gas fields and by such matters as convenience to transportation, convenience to the labour force and commercial and recreational facilities of a large city and convenience to an area in which urban residential accommodation could be quickly supplied. From these points of view the location selected is highly advantageous, for this location can be reached by car or bus in a few minutes from any part of downtown Edmonton or from all the new residential areas of the City. Looked at from this point of view, it is clear that the industrial plants 'belong' primarily to the oilfields of Alberta, and to the commercial and residential areas of the City of Edmonton."

I wonder, Mr. Adamson, if you would let me have your comment on that statement?

A That is an ambitious statement!! I suggested to Mr. Moffat that he should have been with me when I was asked to speak at a meeting in East Edmonton with over two hundred people there and he would have got the views at first hand of the residents of the area, and I won't be as impolite as to say before the Commission what the residents^{there} said of Mr. Moffat and his profession.

MR. MOFFAT: Could I interrupt just for a minute, Mr. Adamson. It is to say that Mr. Adamson and I have agreed that the next meeting, I will go with him to it.

A And we have another meeting at King George's School. These meetings were not called at my instance, they were called by the people themselves and I was invited there to speak, and I took along my Councillors and our experts of the Municipality in finance to discuss with them; and I have now been invited, in fact I should have been at other meetings throughout the areas to the south and to the west but with the committments I have attending the Commission here, I have not, but my first meeting is at Ardrossan on the 25th, Wembleton, the date has not been set, and other areas throughout the District; and they have signed petitions, and at each of these meetings I have attended at and spoken to they have passed resolutions which they forwarded to the proper authorities in support of the stand of the Municipal District Council with reference to annexation, and these votes are unanimous. The people are highly indignant. Possession is nine points of the law.

MR. ROBISON: I am sure that Commissioner Hayes understands that as well as the one Dr. Gaherty used the other day.

MR. HAYES: Yes, I am trying to understand it.

THE CHAIRMAN: Then, Mr. Brownlee, could you give me any estimate as to the time that you likely will need?

MR. BROWNLEE: I don't think I will need very much, Mr. Chairman.

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THE CHAIRMAN: No, but you understand I am not
trying to limit you in any way.

MR. BROWNLEE: I appreciate that, sir.

THE CHAIRMAN: I was on the point of saying that
if you thought you would such a matter as three-
quarters of an hour the Commission might undertake
to be back by 1:45, perhaps, but if you think that --

MR. BROWNLEE: I don't think I will need that,
sir.

THE CHAIRMAN: No, very well then. We will
adjourn now until 2:00.

(And at this point, 12:00
o'clock noon, the Commission
stood adjourned for the noon
recess.)

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1874-1875 - 1876-1877

1878-1879 - 1880-1881

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1886-1887 - 1888-1889

1890-1891 - 1892-1893

1894-1895 - 1896-1897

1898-1899 - 1900-1901

1902-1903 - 1904-1905

1906-1907 - 1908-1909

PROCEEDINGS AT 2 P.M.

Q MR. BROWNLEE: Mr. Adamson, I would first like to correct what I believe to be a misimpression from something you said this morning. You were talking about your water line which commences at the city limits. Now, as I understand it, the end point of the city water line was at a point some distance inside the city limits and that, therefore, pipe had to be laid from that point out to where the Strathcona line would commence. I think you suggested that Strathcona owned that pipe line from inside the city limits to the city limits.

A That's what I think I said.

Q And, I take it that what you meant was that Strathcona paid for it?

A That's right.

Q But it was laid by the city?

A Yes, that's right.

MR. DAVIES: Would you mind putting in the record right here approximately how much they paid for it so that it's altogether?

Q MR. BROWNLEE: Are you in a position to say or will you have to inform yourself?

A The exact figure is \$11,442.97. The agreement called for the repayment of this money we put out.

Q MR. DAVIES: That is from your Municipal Statement?

A Yes, that's our financial statement.

MR. DAVIES: Thank you very much.

Q MR. BROWNLEE: Now, Mr. Adamson, I had made a note on page 13 where you discuss your water agreement with

VALUATION REPORT

Page 1 of 1

Q (Cont.) the city, has the district considered the possibility of obtaining a water supply of its own rather from the city?

A Yes. We have. I might say that we don't anticipate any difficulty with making arrangements with the city for water. We don't anticipate any difficulty in that line, but to take care of eventualities for the future, that may develop in the future, we had our engineer run a course from east of the river comparable to what it would cost us to take it from a point opposite the Country Club in Rabbit Hill to a point suitable for service to industry, and we have computed figures, Mr. Lawrence will be here at the next sittings and he can produce the figures and facts to show the difference between what it would cost us on the east of the city compared to what it would cost us to take it from the river opposite the Country Club and bring it there.

If that would be satisfactory, Mr. Brownlee, to the Commission, I would sooner when it comes to these figures and facts, he has all the particulars and he will supply them to the Commission.

THE CHAIRMAN: Yes.

Q Next, Mr. Adamson, on page 19 of your submission you mentioned the problem the municipality faces with respect to roads. I am wondering if you could enlarge on that by referring specifically to the location of some of those roads, possibly you could give the Commission some estimation of the mileage involved.

A We estimate from observation that about 75 percent of the sand and gravel used in construction within the city comes from our area, from Rabbit Hill, to our

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A (Cont.) sand pits on the east of Elk Island, from the Half Way Store and the other areas, about 75 percent of the sand and gravel goes over our roads, and I would say approximately 60 to 65 miles of country roads are included. I include in there an extra five miles because I heard on the radio, I heard, I should say, that the city had acquired a lease of a gravel bar five or six miles beyond the eastern boundaries of the present limits and that would have to be added to the total. There are in Rabbit Hill, there are about 25 miles of three roads leading into the gravel pits there and an average of about 100 trucks per day on each road making five trips on an average going into these pits in all kind of weather. They estimate the sand from Elk Island along the Correction Line and going south on what is known as the Brookville-Vpres Valley road to hit Highway 16 and there are an average, there is about 1500 yards that is estimated by the contractors that they take out. As I say, Jenkins' pit, a considerable amount of gravel comes in from that, but in our over-all estimate about 75 percent of this construction sand and gravel comes over our country roads into the city from the east, south and --

Q Turning next to page 21.

A Excuse me one moment, Mr. Brownlee, I forgot to make reference to the oil tankers delivering to the south from the three refineries. We built high standard roads within the last two or three years, a better standard road than what we used to have for country traffic, traffic to the south to avoid the city that has to go straight south from 16 across 14 to the

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A (Cont.) township line to hit the Calgary Trail, and we have built the roads that way, and the loads, as you know, oil tankers carry calls for a good type of road to withstand them. Before we started this practice of building new roads, they knocked out one road leading from one of the oil refineries, a road that would have lasted farmers from 15 to 20 years, they knocked it out in three weeks and had to be completely rebuilt, and the maintenance, we have had to replace bridges with big steel culverts to carry traffic because the old bridge at the Bishop place wouldn't carry it any longer, so, the traffic to avoid the city are going south and back to the Calgary highway to go south with their loads. We have had to build and maintain roads and replace culverts.

Q The next reference I would like to make is to page 21 of your submission. There has been considerable discussion as to reasons why Jasper Place developed. One of the reasons being the need for low cost housing for low income groups, and I wonder if you could tell the Commission whether it is made any easier in the subdivisions in your district for low income groups to build homes?

A Well, the way council has of handling this, the subdivisions, we have required standards, we have a required standard, and the applicants who build must submit blueprints.

Q MR. ROBISON: Mr. Adamson, at that point, do you mind me interrupting. You have those standards in the form of a bylaw of the municipality?

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A Yes, yes, we have a bylaw and we have a Code.

Q MR. ROBISON: Yes.

A I think it is mostly taken from the National Housing.

Q MR. ROBISON: A building code?

A Building code. We use the old adage, you have got to creep before you can walk. When any person applies to our building inspector for permission to build, after he has had the okay from our Interim Development Board, it must come up to this standard. We ask for a good foundation. Most of these people, a number of them carpenters, tradesmen of some kind, and if we are not sure he is going to, he might take two years to build this house or three years to build this house to these, what the blueprints call for, and we ask for a bond to insure that they live up to their promises, but we give them this time to add to, and in very, very few cases have we been let down and the people has moved in and the houses are quite a credit to the people themselves and to the district. Under the V.L.A. system they don't call for completion of the house within six or seven months, the V.L.A. people allow finishing in stages, and we do the same thing. We try to hold down, people like to buy shacks and stuff within the city and move it out into a municipal area and we don't allow anything to be moved. Nor does the city, and that's where the thing comes in, they won't allow anything to come within the district unless we say so. We get together and there has to be a permit before we allow them to get in some stuff that won't be rejected, for people that think they can live or make a house out of it. Sometimes the inspector comes along and says "this is no good", and we don't issue the

A (Cont.) permit. Of course, out in our district the people are allowed to do their own carpentry work and so on and so forth, but their electrical work is subject to inspection from the government inspectors and electrical wiring and so on and so forth, they must have a Code on that too.

Q Thank you. The last question I wish to ask you about, Mr. Adamson, reference is made on page 40 of your submission to the standard of school facilities prevailing in the City of Edmonton, and in developing that subject you suggest that it is a matter of considerable concern to your district, that it be suggested that the industrial assessment be transferred to the city because of the fact that it is felt that school costs are very high in the city, and I take it from that that you are concerned also as to the result to the standard of school facilities in your district. I wonder if you would enlarge on that.

A Well, the matter, Mr. Brownlee has caused a big concern to us and has called for a great deal of consideration within fairly recently, the Mill Creek School three or four miles from the city limits, we have still an old one room school house, and at Wimbleton and so on and so forth we in our district, we are still in that stage of transition, we have never been able to get satisfactory standard throughout comparable to the city. Given time we may be able to get it to the standard of Camrose or something like that, but it is highly in favor, rural people of the district consider, entirely inequitable that there should be the transfer of, from our district to the city in view of the fact of the splendid school



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A (Cont.) and school facilities they have in the city. We have nothing comparable to them even with our assessment and it will take us years to get to that standard.

Q MR. ROBISON: Mr. Adamson, would you agree that from the standpoint of education that the high physical standards, when you are referring to all these physical things like buildings and equipment, the results obtained by students in rural schools and the results obtained by students in the city schools, and I'm not persuaded that the results from all this extra physical equipment is any better in the long run than they are in the rural schools?

A Well, the way, the standard, I think there is one or two plans, is, the salaries available to teachers, I am quite agreed with you the physical aspect doesn't make a brighter student.

MR. ROBISON: No.

A But the wages or salaries -- wages isn't a good word applying to teachers' salaries, paid to rural teachers compared to the city teachers has been taken more or less by the planning commission as a yard stick to measure educational qualifications. That's what I mean. I am going along with you on the physical aspects.

MR. BROWNLEE: Mr. Chairman, those are all the questions I wish to ask Mr. Adamson at the present time.

Sir, Exhibit 17E filed before this Commission was a study done by Doctor Harries for the Edmonton Chamber of Commerce in 1951, and we would like at the present time, and I believe it will only take a very few minutes, to

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MR. BROWNLEE: (Cont.) have Doctor Harries make some comment on that exhibit, which we feel is pertinent to our case. We feel that probably this is a very good time to have him make this reference. For that purpose, sir, I would propose that he would, of course, be sworn. I have no intention of asking him questions on it, simply a matter of Doctor Harries making the comments he has in mind.

THE CHAIRMAN: You can't guarantee that somebody else won't though?

MR. BROWNLEE: I can't, sir, no.

THE CHAIRMAN: Neither can I.

MR. BROWNLEE: It might be that cross-examination could be reserved as has been on Mr. Adamson's evidence.

THE CHAIRMAN: Well, Mr. Brownlee, what occurs to me is, undoubtedly Doctor Harries will be sworn and presented as a witness later. Could this not wait until then? I would much prefer not to have this injected at this time unless there is some reason that is not apparent to me at the moment. We have a number of other exhibits to receive this afternoon, information that was asked for, and I would like to get them in and get them in in the proper order, and ^{if} you will agree to let this stand until an early moment in the resumed hearing, I would much prefer it.

MR. BROWNLEE: Mr. Chairman, under the circumstances we are quite agreeable to letting it stand.

THE CHAIRMAN: Thank you, Mr. Brownlee. I hope I am expressing the opinion of the rest of the Commission.

Now, I am not clear, Mr. Moffat, as to your present purpose in standing up?



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MR. MOFFAT: Earlier this morning I indicated that there were two general questions where I thought I should more or less give notice so that they would have a chance to prepare .

THE CHAIRMAN: What has become of those?

MR. MOFFAT: Well, it is simply this: and I am sure the information could be made available, but it will take some work, and I thought it well to get it on the record.

With respect to Table 3 in the exhibit I noticed --

THE CHAIRMAN: You mean in Mr. Adamson's brief?

MR. MOFFAT: In Mr. Adamson's brief, I notice it refers to 1954. Now, I trust that we will have 1955's figures which will take into account this new assessment which is coming from the big construction program that is underway out there to show what their budget would look like if it was carried forward another year, and in particular that we would have the expenditure figure broken down so that we could see how much is public works and how much is education. I'm not particularly concerned about the other items, but those two and then --

THE CHAIRMAN: Just a minute, we better see whether we can get this or not. Mr. Brownlee?

MR. MOFFAT: I'm not asking for it today.

THE CHAIRMAN: No, I understand, but I am asking whether he is going to undertake to do it.

MR. BROWNLEE: If you will excuse me, sir?

THE CHAIRMAN: Yes.

MR. BROWNLEE: I am instructed to say that we will be glad to prepare the information, but to caution him that



MR. BROWNLEE: (Cont.) it is our present understanding that this construction, very, very little of it will come in in 1955.

MR. MOFFAT: Then I would like to ask the same question with respect to Table 9, which I understand, they are going to rework anyway, and whether it also would show the breakdown as to education, public works within the Industrial Area where they quote the figure for the Industrial Area.

DR. HARRIES: Mr. Chairman, with the permission of the Commission, I see Mr. Moffat's difficulty in that we are using 1954 on which to base our figures.

Now, may I point out to the Commission the reason that we chose to use 1954, what we are trying to measure here is the effect on mill-rates and tax burdens of changing the area within the City of Edmonton and the area within the Municipal District of Strathcona. So that for purposes of that comparison it seem to us that if we took the picture, a picture which we knew, that is, we have the 1954 figures, which doesn't involve any projection in the expenditure or revenue figures themselves, it merely involves a prob of allocation.

Now, if we move to 1955, we are involved, not so much, I must confess, at this moment as we would have been a month ago, but we are involved to some extent in projecting expenditures and revenues based upon imperfect knowledge as to what the City of Edmonton's capital budget and current budget will be this year; what the municipal district's budget will be, so that there are grounds, I suggest to the Commission for preferring to have these

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DR. HARRIES: (Cont.) comparisons made with known figures where the only problem we have is one of allocation.

Now, if we wish to draw a pro forma budget for 1955, 1956, 1957, which in my own personal opinion is, might be a very good idea, nevertheless I think that the 1954 figures are themselves necessary in the way that they have been presented, and I leave that for the consideration of the Commission.

MR. MOFFAT: Yes, I agree 100 percent with what he says. The only three items which I think are of particular concern is the effect of the new assessment which is going to come in in 1955; the effect of the change in the Clover Bar School Division boundaries, which will make a great change in how the education costs will be, and the manner in which the municipality will be able to provide a public works program comparable with its neighbors or otherwise. I suggest those three items, otherwise I see no particular reason why we should be concerned with 1955 figures.

DR. HARRIES: With the greatest respect, there is evidence, I believe, before the Commission that the City of Edmonton anticipates capital expenditures in above normal, to the extent that there will be an annual requirement of some \$600,000.00. This, I presume, will be reflected in the city budget. There is information that the capital works construction program to deal only with the sewage problem will result in an addition three mills on that tax rate.

These things, I think are equally as important from our standpoint as are the matters Mr. Moffat raises. I'm

1. The first part of the report is a general
description of the project and its objectives.
2. The second part is a detailed description of the
methodology used in the study.
3. The third part is a description of the results
of the study.
4. The fourth part is a discussion of the results
and their implications.
5. The fifth part is a conclusion and a list of
references.

6. The sixth part is a list of appendices.
7. The seventh part is a list of figures and
tables.
8. The eighth part is a list of references.
9. The ninth part is a list of appendices.
10. The tenth part is a list of figures and
tables.

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DR. HARRIES: (Cont.) not sure myself just where we
should go on that, but those are considerations.

THE CHAIRMAN: Mr. Moffat, I am inclined to
agree that we ought to stay within the field of known
figures and facts. What was that expression you used
yesterday about what Fort Saskatchewan was doing?

MR. DAVIES: Hypothesizing into the problem-
atic.

THE CHAIRMAN: Mr. Blackstock doesn't indulge
in that kind of language. Intelligent guessing, yes,
that's what this would be.

MR. ROBISON: That's plain English.

THE CHAIRMAN: And because personally I am much
more at home with figures that can be verified than ones
that can be guessed at, and unless you negotiate privately
to secure all this information, I think the Commission
will be satisfied with conclusions drawn from the 1954
figures.

MR. MOFFAT: Well, I think if that is the
conclusion, then we will be forced to put in estimates
of our own as to what is likely to happen if this present
arrangement is left unchanged because it is so very vital
to the whole situation that if the information doesn't
come from them, I am afraid we will have to put in estimates
of our own.

MR. BLACKSTOCK: Merely the location of the guessing
will be changed.

MR. MOFFAT: That's right.

THE CHAIRMAN: Well, work it out the best way
you can amongst you.

MR. DAVIES: Mr. Chairman, I was going to

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MR. DAVIES: (Cont.) suggest, take on the question of school cost, if the boundaries of the Clover Bar School Division are very radically changed, there is a factor starting in 1955 that could completely upset all calculations of all kinds, and that is a very vital bit of information because the Clover Bar School Division has had certain areas detached from it and has apparently had its boundaries restricted, and the implication is that that has pushed it into the M.D. of Strathcona as revised, and their submission is this morning that there are certain substantial marginal areas, and Mr. Moffat wants, if he is going to make proper comparisons, and my impression would be that a substantial item like school costs, that he should have it.

DR. HARRIES: Mr. Chairman, Table 3 which is our projection for 1954 has made the adjustment because of the change in the school boundaries. That is included in that Table. Our 1954 budget in Table 3 is drawn, was the actual budget as passed by the Municipal District of Strathcona, but estimated budget for 1954 Number 1 reflects the fact that the Clover Bar School Division has been altered, you see, before we add in Beverly.

MR. MOFFAT: Mr. Chairman, I think we might leave it at this: I think it served my purpose to serve notice that these issues will be discussed, and that's all I wanted to do at this time.

THE CHAIRMAN: All right.

MR. HAYES: I would be greatly disappointed, Mr. Chairman, if they weren't thoroughly discussed.

THE CHAIRMAN: We expect to be here to listen. Now, am I free to thank Mr. Adamsom and excuse him from further

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1957-1958

THE CHAIRMAN: (Cont.) attendance in the box?

MR. BROWNLEE: Yes, Mr. Chairman.

THE CHAIRMAN: Thank you very much, Mr. Adamson.

The language that you spoke was quite intelligible to the Bench.

(The witness retires.)

MR. DAVIES: Mr. Chairman, apropos of what further information that might be required in the light of what Mr. Adamson said about some fringe areas, what he called fringe areas, I am wondering if the M.D. of Strathcona could undertake to prepare in the interim a statement that they could file in the form of an exhibit, referring to these particular subdivisions with a notation on as to what extent building has gone on or what is anticipated?

THE CHAIRMAN: Meaning in addition to these that are listed.

MR. BROWNLEE: Yes, we can do that, sir.

THE CHAIRMAN: I think that would be very important, Mr. Brownlee.

MR. ROBISON: Didn't we agree to do that yesterday?

MR. BROWNLEE: Yes.

MR. DAVIES: I don't think that we did in quite such extensive terms. As I understood there was to be a list of the subdivisions and that it would quit there, but it doesn't mean much to me to have the name of the subdivision if I don't have some further idea as to whether or not there is any development on it or to what extent it is developed, populationwise and so on.

MR. ROBISON: We asked for the ones that Mr. Dant mentioned plus whether they were vacant or being developed.

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THE CHAIRMAN: Would that include them all, Mr. Adamson, the ones listed on your page 7 plus the ones to which Mr. Dant referred? I gathered from what you said that there might be others?

MR. ADAMSON: I think if it is agreeable to the Commission we will submit a map of the entire area showing every subdivision.

THE CHAIRMAN: Yes.

MR. ADAMSON: And it's, what information Mr. Davies has asked for can be included and shown as a whole and where they are located. Would that be satisfactory?

THE CHAIRMAN: Yes, indeed. Thank you very much. You know, this Commission is very much disturbed, or at least, one of its main responsibilities will be to make recommendations governing the possibility of future development of fringe areas. Don't anybody ever overlook the fact that that is one of the things we are going to deal with.

Now, are we ready then for any future submission of exhibits?

MR. GARSIDE: I would like to file this agreement of the City of Edmonton and the Town of Fort Saskatchewan that I said I would furnish to the members of the Commission.

THE CHAIRMAN: Did we get a number for that the other day?

MR. GARSIDE: It is really part of, it would form part of 5OE.

THE CHAIRMAN: 5OE?

MR. GARSIDE: Yes.

THE CHAIRMAN: This is the Fort Saskatchewan agreement

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

PHYSICAL CHEMISTRY

LECTURE NOTES

1954

THE UNIVERSITY OF CHICAGO

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PHYSICAL CHEMISTRY

LECTURE NOTES

1954

THE UNIVERSITY OF CHICAGO

7-K-16
Production of further documents by city.

- 3299 -

THE CHAIRMAN: (Cont.) about water pollution.

MR. GARSIDE: The \$27,000.00 payment.

THE CHAIRMAN: It is to be included with 50E. Has the city anything else.

MR. MOFFAT: Yes, I have a memorandum which sets out the boundary proposal that was submitted in the form of a map, exhibit 144E. This could either be given a new number or it could be copied right into the record. It's only a page and a half. Whichever way we might wish to deal with it, it might be advisable to give it a number and also copy it into the record.

THE CHAIRMAN: Yes, that's what I was thinking. 160, Mr. McGruther?

MR. McGRUTHER: Correct.

THE CHAIRMAN: 160E, and it is entitled a memo of what sort?

MR. MOFFAT: Proposal with respect to boundaries is the heading.

MR. ROBISON: And that is to be cross-referenced to 144E?

MR. MOFFAT: Yes. 144E is the map which corresponds to this description of boundaries.

PROPOSAL WITH RESPECT TO
BOUNDARIES IS ENTERED AND
MARKED EXHIBIT 160E.

MR. MOFFAT: Also it will be noticed that there is one typographical error in the middle of the front page, which has been changed in ink. Just for the sake of anyone who might get a copy that has not been changed, but it is changed in ink on all the copies, as far as I know.

THE CHAIRMAN: Yes, Mr. Gertler?

MR. GERTLER: I have two exhibits I would submit on

THE CHAIRMAN
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- 3300 -

MR. GERTLER: (Cont.) behalf of the District Planning Commission.

THE CHAIRMAN: Were these asked for before?

MR. GERTLER: One has been asked for and one we are submitting on our own initiative.

THE CHAIRMAN: May we have the one that was asked for first?

MR. GERTLER: Yes. That is the zoning map of the Town of St. Albert and environs together with the zoning regulations of the Town of St. Albert and of the Municipal District of Morinville for that particular area.

THE CHAIRMAN: That's 161E.

MAP AND ZONING REGULATIONS
OF THE TOWN OF ST. ALBERT
ARE ENTERED AND MARKED
EXHIBIT 161E.

THE CHAIRMAN: And this second exhibit, Mr. Gertler?

MR. GERTLER: It is the opinion of member councils of the District Planning area concerning representation, contributions, authority and appeal of the District Planning Commission, or, you might say "opinion of member councils respecting the constitution of the District Planning Commission".

THE CHAIRMAN: This is a summary from those questionnaires that you sent?

MR. GERTLER: Yes, that's right.

THE CHAIRMAN: This is an opinion now of the councils?

MR. GERTLER: Of the councils.

THE CHAIRMAN: Mr. Gertler, was it your intention that the zoning map and the regulations should have separate numbers?

MR. GERTLER: No, they go together, I wouldn't

-3301 -

MR. GERTLER: (Cont.) suggest separate numbers.

THE CHAIRMAN: All three?

MR. GERTLER: Yes.

THE CHAIRMAN: Then this 162E will stand for "the opinion of member councils on the constitution of the planning commission".

"OPINION OF MEMBER COUNCILS
ON THE CONSTITUTION OF THE
DISTRICT PLANNING COMMISSION"
IS ENTERED AND MARKED
EXHIBIT 162E.

THE CHAIRMAN: Mr. Gertler, you had a considerable number of copies of 162E?

MR. GERTLER: Yes, I can make available any number of copies. Ten have been filed and we have other copies for any other interested parties.

There was one other specific request, I believe it was from Commissioner Davies, with respect to the implementation of the National Capital Plan. I had written the proper authorities but have not yet received my answer, but we will file it with you when received.

THE CHAIRMAN: Thank you.

MR. ROBISON: I suppose that we could refer to this whole thing now as the "exhibit sprawl", having regard to Mr. Dant's phrase the other day about the urban sprawl.

MR. DAVIES: It looks, Mr. Chairman, as if what Calgary lacks in population at the present time, that it is not lacking in ambition is thinking of total area.

MR. ROBISON: You shouldn't bring it up, Mr. Chairman.

THE CHAIRMAN: No. We will see that it doesn't go any further. Mr. Gertler, you had better count on having some more of these made. Mr. McGruther, have you an

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THE CHAIRMAN: (Cont.) extra copy for Mr. Brownlee?

Are there other matters which ought to come before the Commission on this sittings?

MR. GARSIDE: I believe it is understood that perhaps Mr. Hodgson, his evidence would be taken early at the next hearing?

THE CHAIRMAN: Yes, we had given that undertaking, Mr. Garside. Would you hazard a guess as to -- We resume this hearing in Edmonton on the 14th of February, that is Monday. Which of those days early in that week would it be convenient for Mr. Hodgson to make his presentation, before we resume or undertake the cross-examination, would that be agreeable to you, Mr. Brownlee?

MR. BROWNLEE: I'm sorry, sir, I didn't hear you.

THE CHAIRMAN: We were just talking about the introduction of Mr. Hodgson's statement and it was stated that it would be desirable to have it during the first few days of the resumed hearing, either the 14th, 15th or 16th, and I was enquiring if you and Mr. Adamson or Doctor Harries would have any objection to this coming the first thing Monday morning before the cross-examination?

MR. BROWNLEE: No, sir, not at all.

THE CHAIRMAN: Would that be satisfactory?

MR. GARSIDE: Yes.

THE CHAIRMAN: Then, Gentlemen, if we have no other business to come before us at this time, the Commission is adjourned until February 14th at 9:45 a.m.

(At this point the Commission stood adjourned until 9:45 a.m. Monday, February 14th, A.D. 1955.)

1935

THE CHAIRMAN: (To all) Please note that the

are the only other persons who are to be present.

Commission on this subject.

MR. GARDNER: I believe it is understood that

Mr. Gardner, his evidence will be taken early in the

next morning.

THE CHAIRMAN: Yes, we have given that understanding.

However, would you please be so good as to

also bring in the book of evidence, that

is known, which of course has been in their work

it is convenient for Mr. Gardner to have his

before we return or otherwise the cross-examination, which

that is expected to go, Mr. Gardner.

MR. GARDNER: I'm sorry, but I didn't hear you.

THE CHAIRMAN: As we are talking about the

book of Mr. Gardner's evidence and it was stated that

it would be desirable to have it during the first day

of the hearing, which is the first day.

and I am expecting it will be the first day.

would have my attention to this point, Mr. Gardner.

Today morning before the cross-examination.

MR. GARDNER: Yes, sir, yes, sir.

THE CHAIRMAN: Would that be satisfactory?

MR. GARDNER: Yes.

THE CHAIRMAN: Then, gentlemen, let us have an

business as soon as we can, the first day.

Adjourned until tomorrow, 10:00 a.m.

(The chair then the Commission
shall adjourn until 10:00 a.m.
tomorrow, February 1st, 1935.)

